

Memo for Documents

5421, 5422, 5423

THIS MEMO

PERTAINS TO #
DOCS. # 5421, 5422
+ # 5423

MEMORANDUM

August 21, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
DON KLABIN, SENIOR PROJECT MANAGER
HARBOR PLANNING AND DEVELOPMENT
KAREN GRAY, SENIOR PLANNER
RICHARD MERTENS, ENVIRONMENTAL REVIEW OFFICER

SUBJECT: SECTION 61 FINDINGS REGARDING: BUILDING A OF THE PROPOSED
BIOMEDICAL RESEARCH CENTER AT PARCEL 7, THE PROPOSED HOTEL
ON PARCEL 4 AND THE MARINA ON PIER 9.

SUMMARY: THIS MEMORANDUM REQUESTS ADOPTION OF SECTION 61 FINDINGS AND AUTHORIZATION TO FILE THE SECTION 61 FINDINGS REGARDING BUILDING A OF THE PROPOSED BIOMEDICAL RESEARCH CENTER AT PARCEL 7 IN THE CHARLESTOWN NAVY YARD; THE PROPOSED HOTEL ON PARCEL 4; AND THE PROPOSED MARINA ON PIER 9. THE PREPARATION OF THESE FINDINGS WAS REQUESTED IN THE DECISION OF THE SECRETARY OF ENVIRONMENTAL AFFAIRS DATED JANUARY 2, 1991 REGARDING THE NOTICE OF PROJECT CHANGE DATED OCTOBER 31, 1990.

On October 11, 1990, the Boston Redevelopment Authority ("BRA") voted to adopt the Charlestown Navy Yard Master Plan. Subsequently, a Notice of Project Change ("NPC") was submitted to the Commonwealth of Massachusetts Executive Office of Environmental Affairs ("EOEA") describing the changes proposed by the Master Plan dated October 1990 from prior State approvals pursuant to the Massachusetts Environmental Policy Act ("MEPA").

In response to the NPC, EOEA requested that the BRA submit a Section 61 Finding ("Finding") describing the following five (5) environmental impacts on Building A of the proposed Biomedical Research Center to be built at Parcel 7 in the Yard's End area of the Charlestown Navy Yard: wind, shadow, height, massing, and public accessibility. EOEA also requested that the BRA submit the Pier 9 site plan, and circulate it to parties who commented on the Notice of Project Change. Lastly, EOEA requested that the BRA prepare a Section 61 Finding, describing the following environmental impacts of the proposed hotel on Parcel 4: wind, shadow, and other conditions of the ground level pedestrian environment, including visual access considerations.

Building A

In summary, the finding indicates that there are only minor adverse impacts in each of the five categories listed above, and that all feasible mitigation measures have been taken by the BRA to avoid or minimize the environmental impacts associated with the development of Building A at Parcel 7.

The filing of the Finding with the Commonwealth of Massachusetts at this time would complete the MEPA review of the Building A project at Parcel 7 and, thereby, expedite the start of construction. Accordingly, it is requested that the BRA adopt the attached Finding and authorize the Director to submit the Section Findings regarding Building A at Parcel 7 to EOEA pursuant to the MEPA regulations.

Pier 9 Marina

The Pier 9 Marina project consists of the development of a private marina containing up to 150 marina slips, together with accessory marina uses which may be constructed on the remaining portions of Pier 9 in the Charlestown Navy Yard, and up to 12,000 square feet of restaurant, yacht club, and accessory uses on adjacent Pier 8. Pursuant to the Harborpark District (Charlestown) Zoning and the Boston Municipal Harbor Plan, the maximum allowed building height of any accessory marina use shall be 35 feet. The environmental impacts of the development of the Pier 9 Marina have been evaluated in the Final Environmental Impact Report for the proposed Charlestown Navy Yard Development, dated January 31, 1977.

Therefore, it is also requested that, with respect to the Pier 9 Marina, the attached Finding that all feasible mitigation measures have been taken by the BRA to avoid or minimize environmental impacts be adopted. In accordance with the Secretary's decision a detailed site plan of the marina will be submitted and circulated to those who have commented on the NPC.

Parcel 4 Hotel

Wind and shadow studies which include the Parcel 4 Hotel have been conducted for submission in the Final Supplemental Environmental Impact Report (FSEIR) for the Charlestown Navy Yard. These studies indicate minimal adverse impacts on the ground level pedestrian environment, and that all feasible mitigation measures have been taken by the BRA to avoid or minimize these environmental impacts associated with the project.

As other conditions of the ground level pedestrian environment, including visual access considerations, study indicates that all feasible mitigation measures have been taken by the BRA to avoid or minimize harm to the environment. The design of the hotel has been modified in consultation with the Massachusetts Historical Commission, the Boston Landmarks Commission, and the Advisory Council on Historic Preservation. This process has resulted in the massing of the building originally approved by the Secretary in a "dumbbell" shape, being moved to the northern side of the site.

In addition, thirty townhouse condominiums originally approved for the water's edge have been deleted from the Parcel 4 plan. This deletion results in a continuous Harborwalk, improving both physical and visual access to the waterfront. Through deletion of the townhouses, privatization of this portion of the waterfront is avoided.

Accordingly, it is requested that the BRA adopt the attached Finding regarding the Parcel 4 hotel and authorize the Director to submit the Section 61 Finding regarding the Hotel at Parcel 4 to EOEA pursuant to the MEPA regulations.

Appropriate votes follows:

VOTED: That the Authority hereby adopts the attached Finding entitled "M.G.L. Chapter 30, Section 61 Finding on Building A of the Biomedical Research Center, Charlestown Navy Yard Redevelopment," and authorizes the Director to submit the Finding to the Commonwealth of Massachusetts Executive Office of Environmental Affairs; and #5421

FURTHER
VOTED: That the Authority hereby adopts the attached Finding entitled "M.G.L. Chapter 30, Section 61 Finding on Parcel 4 Hotel, Charlestown Navy Yard Redevelopment," and authorizes the Director to submit the Finding to the Commonwealth of Massachusetts Executive Office of Environmental Affairs; and #5422

FURTHER
VOTED: That the Authority hereby adopts the attached Finding entitled "M.G.L. Chapter 30, Section 61 Finding on Pier 9 Marina, Charlestown Navy Yard Redevelopment," and authorizes the Director to submit a detailed site plan of the marina to the Commonwealth of Massachusetts Executive Office of Environmental Affairs. #5423

Figure 1 Site Identification Map



Doc. #5423
ADOPTED 8/21/91

**M.G.L. CHAPTER 30, SECTION 61 FINDING
ON THE PIER 9 MARINA,
CHARLESTOWN NAVY YARD REDEVELOPMENT**

By the Boston Redevelopment Authority

August 21, 1991

Section 61 Finding - Pier 9 Marina

The Pier 9 Marina Project consists of the development of a private marina containing up to 150 marina slips, together with accessory marina uses which may be constructed on the remaining portions of Pier 9 in the Charlestown Navy Yard, and up to 12,000 square feet of restaurant, yacht club, and accessory uses on adjacent Pier 8. Pursuant to the Harborpark District (Charlestown) Zoning, the maximum allowed building height of any accessory marina use shall be 35 feet. The environmental impacts of the development of the Pier 9 Marina were evaluated in the Final Environmental Impact Report for the proposed Charlestown Navy Yard redevelopment, dated January 31, 1977 and approved by the Secretary on February 19, 1978 and is consistent with the Municipal Harbor Plan approved by the Secretary May 22, 1991.

Pursuant to M.G.L. Chapter 30, Section 61, it is hereby found and determined that the proposed development of the Pier 9 Marina and accessory uses on Pier 9 and adjacent Pier 8 of the Charlestown Navy Yard will not result in significant damage to the environment and, further, that all feasible means and measures for avoiding or minimizing damage to the environment have been or will be taken.

BOSTON REDEVELOPMENT AUTHORITY

By: _____

Date: _____

